

WASHINGTON COUNTY (UTAH). COUNTY RECORDER ^[1325]

DEEDS (SAINT GEORGE), 1874-1954.

11 microfilm reels

DESCRIPTION: In March 1867, Congress passed "An Act for the Relief of the Inhabitants of Cities and Towns upon the Public Lands" (Statutes at Large, Treaties, and Proclamations, of the United States of America, vol. XIV, chap. CLXXVII), which established county probate judges or mayors as intermediaries who would distribute land and adjudicate ownership for individuals living in surveyed communities on the public domain. As the Washington County probate court proceeded to follow this direction, the county recorder established a new set of deeds books for the city of Saint George. The first records in these books are conveyances from the federal government to the mayor of Saint George followed by conveyances from the mayor to individual claimants (Deed Book F). Thereafter, the deed books contain a wide variety of documents relating to real property in Saint George or the immediate vicinity. The documents in these books include warranty or quit claim deeds conveying property from one individual to another. They contain patents, desert land and homestead certificates validating individual homesteads or purchases in the public domain, and state land certificates issued to those who purchased state land. They contain tax deeds and sheriff's deeds chronicling the sale of property for unpaid taxes or debts. Whenever 5th District Court settled an estate or otherwise adjudicated a land related issue, the court decree was also recorded in the deed books.

Some documents are of particular note. Deed Book O contains a significant number of indentures dealing with the disposition of Brigham Young's property in Washington County. It also contains a number of deeds for city lots being sold according to the provisions of a resolution passed by the Saint George City Council at a special meeting held 12 Aug 1878. Deed Book Y 4 contains numerous oil leases and agreements. Deed Book Y 7 contains numerous right of way deeds authorizing installation of telephone and electric wires and poles. These deeds include diagrams showing where these will be installed on each property.

In addition to land related records, a significant number of miscellaneous records pepper this series. These include death certificates, incorporation records, military discharges, powers of attorney, bishop's and stake president's certificates and assorted documents from 5th District Court, including details of a case about the waste of irrigation water in Saint George (1909). Book T contains a notice listing individuals to whom credit should not be extended.

ARRANGEMENT: Documents in Washington County deed record books are arranged chronologically in the order recorded.

RESEARCH NOTE: Deed Record Book O contains a (May 1890) detailed evaluation of schools prepared by the Washington County Superintendent of Schools. This is not part of the deed book, but appears to have been tucked into it and later microfilmed as part of it.

RELATED RECORDS: Prior to 1874 deeds for this area were recorded in DEEDS, series 84219. Earlier deeds and land certificates were recorded in LAND CERTIFICATES, series 23279. Series 22875, LAND CLAIMS ADJUDICATION RECORD BOOKS, contain the probate court hearings which generated the deeds for transfer of city lots in Saint George from mayor to residents. Water certificates and deeds, miscellaneous records, mortgages, and other documents originally recorded in these books were later recorded in WATER CERTIFICATES AND DEEDS, series 23251; MISCELLANEOUS RECORDS, series 82707; AUDITOR'S TAX DEEDS, series 84213; AGREEMENTS AND LEASES, series 84209; LIENS, series 84264, and MORTGAGES, series 82705. Since boundaries governing which deeds were recorded in different record books were general and not specific, deeds for the Saint George area might also be recorded in DEEDS (WASHINGTON), series 23262 ; DEEDS (SILVER REEF), series 23263; or DEEDS (PINE VALLEY), series 23264. After 1954 all deeds and other records in this series were recorded in OFFICIAL RECORDS, series 7067. ABSTRACTS (SAINT GEORGE), series 23554 or ABSTRACTS (SECTIONAL LAND), series 16432 contain a chronological history of each property and indicate the book and page where each action was recorded. GRANTEE AND GRANTOR INDEXES, series 82703 and 82704, provide name indexes to deeds and all other documents recorded in this series after 1888. Specific document types in this series are indexed by MISCELLANEOUS RECORDS INDEX, series 23268; POWERS OF ATTORNEY INDEX, series 23685; and WATER CLAIMS INDEX, series 82708.

PROCESSING NOTE: Washington County deed record books in this series were microfilmed by Utah State Archives in July and August 1973 and processed by Rosemary Cundiff in April 2001.

PREFERRED CITATION: Cite the Utah State Archives and Records Service, the creating agency name, the series title, and the series number.

CONTAINER LIST

Reel	Description
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